



Wisconsin's Continuing Obligations Training

JULY 24, 2019

PRESENTED BY WISCONSIN DNR

Introductions

▶ WDNR:

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Agenda

- ▶ Module 1: WI Continuing Obligations as Institutional Controls
- ▶ Module 2: Understanding Section 292.12, Wis. Stats.
- ▶ Module 3: CO Implementation
- ▶ Module 4: Database
- ▶ Module 5: Long-Term Stewardship
- ▶ Q &A

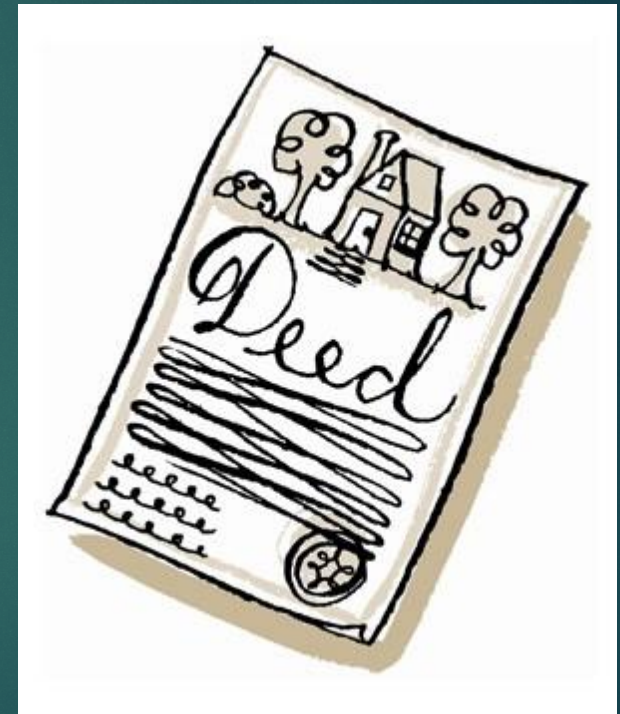


Module 1: WI Continuing Obligations as Institutional Controls

WI Continuing Obligations (COs)

Requirements for which property owners are legally responsible, even after ownership changes.

COs include both engineered controls and non-engineered institutional controls.



Institutional Controls:

- ▶ A remedy generally should include ICs if contamination will remain in-place.
 - ▶ 1) Minimize potential for exposure by: Limiting land or resource use (e.g. don't use groundwater for drinking.)
 - ▶ 2) Protecting the integrity of the remedy by: Putting provisions in place not to disturb and to ensure appropriate maintenance. (e.g. don't dig up the cap)

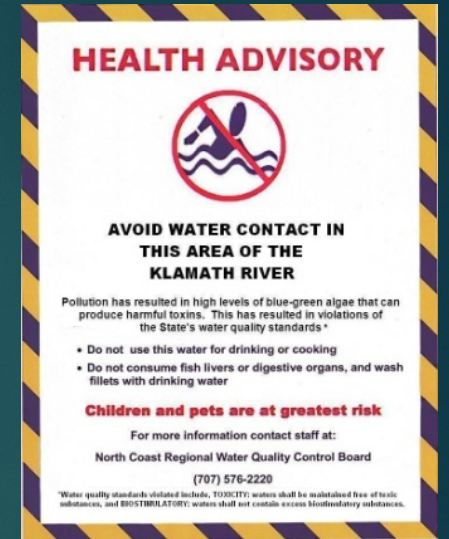
Practice Tips:

What's Necessary For Effective ICs ?

- ▶ Understanding residual contamination
- ▶ Understanding physical location of residual contamination and surrounding areas
- ▶ Understanding of Other Encumbrances
- ▶ Description of Area subject to restrictions including Maps
- ▶ Need to be consistent with enforceable agreement/orders in place
- ▶ Needs to contain a clear description of the restriction
- ▶ Description of Monitoring and Maintenance Required such as Long-Term Stewardship (LTS) Plans

Types of ICs

- ▶ Proprietary - deed restrictions, easements, covenants, UECA
- ▶ *Governmental* - zoning, ordinances, statutes, fish consumption bans
- ▶ *Informational* - registries/lists, deed notices, signs, pamphlets, billboards
- ▶ Enforcement and Permit Tools - use of EPA's permitting or other administrative/judicial authority (orders or decrees) to order a responsible party to implement a requirement



Guiding Principles for ICs

- ▶ Layering: Implementing more than one IC at a particular facility increases reliability.
- ▶ Effectiveness evaluation is essential.
- ▶ The assessment of potential ICs should begin as early as possible during the evaluation of remedial alternatives.

Note that unlike certain other Region 5 states,
WI Continuing Obligations



are **NOT** based on the
Uniform Environmental Covenant Act

What type of IC is a Continuing Obligation?

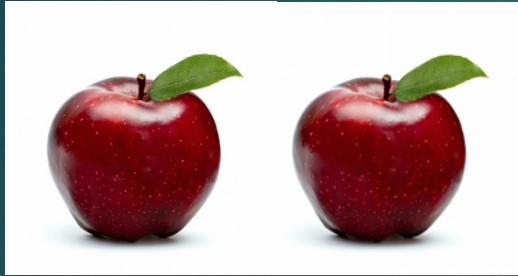
For EPA's purposes, WI COs are considered government controls **and** informational devices because:

- ▶ Government control: The Department of Natural Resources (DNR), through its Remediation and Redevelopment (RR) Program, uses s. 292.12 of the Wisconsin Statutes and appropriate Administrative Codes to impose obligations on sites or properties with residual contamination.
- ▶ Informational devices: CO Sites are listed in a public database in order to provide notice to interested parties about the residual contamination and any associated continuing obligations.

Proprietary Controls

- ▶ Tied to Property – not owner
- ▶ Enforceable against later owners or interest holders
- ▶ Uses Traditional Property Law or State Statutes to effectuate

CO/Restrictive Covenant Comparison



- Both can address source properties and off-site parcels, whether privately or publicly owned



- COs can cover these properties without permission of the property owners

CO/Restrictive Covenant Comparison



- Both can provide legal restraints on entire properties.



- COs can provide specific information on exact extent and location(s) of contamination.
- Multiple RCs may be required to get to the same result.


CO/Restrictive Covenant Comparison



- Both apply to all current and future land owners.



- COs are freely accessible online.
- Restrictive Covenants can be found in the chain of title.



Module 2:
Understanding
Section 292.12,
Wis. Stats.

Chapter 292, Wisconsin Statutes

Updated 2013–14 Wis. Stats. Published and certified under s. 35.18. April 14, 2016.

1 Updated 13–14 Wis. Stats.

REMEDIAL ACTION

292.01

CHAPTER 292

REMEDIAL ACTION

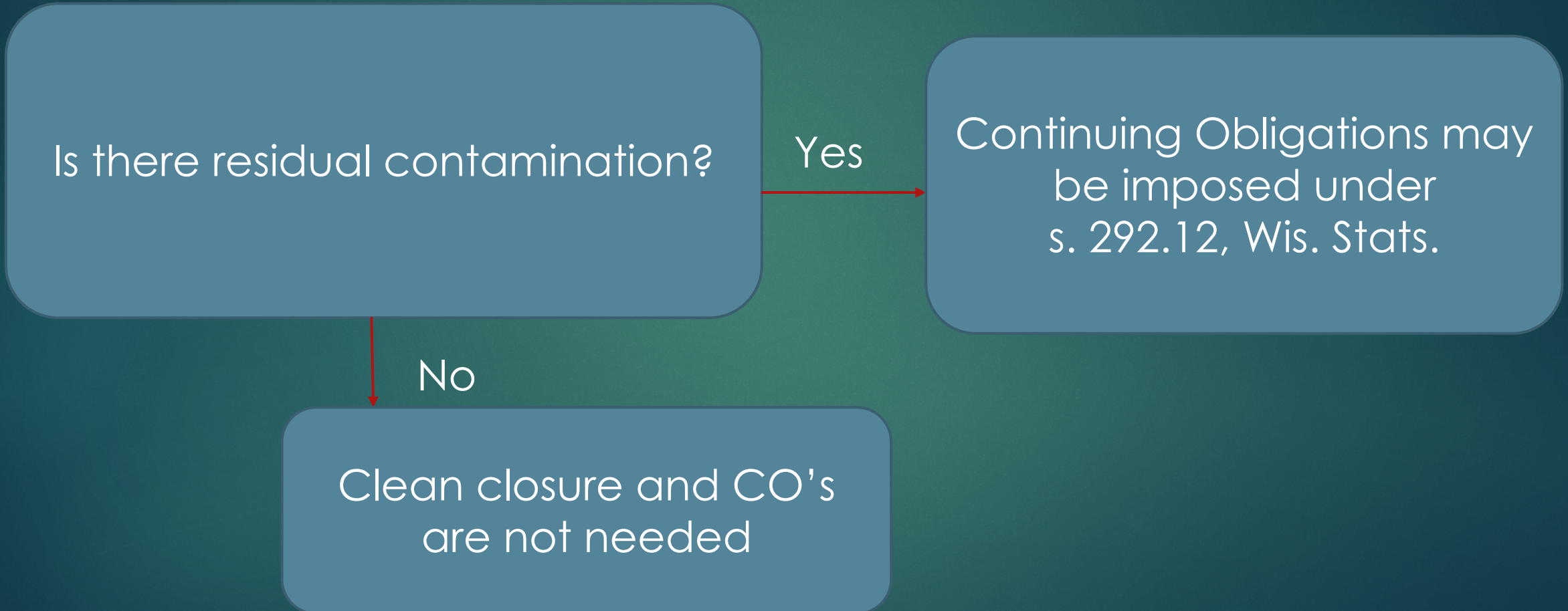
	SUBCHAPTER I		
	DEFINITIONS		
292.01	Definitions.	292.37	Confidentiality of records.
	SUBCHAPTER II	292.41	Abandoned containers.
	REMEDIAL ACTION	292.51	Cooperative remedial action.
292.11	Hazardous substance spills.	292.53	Availability of environmental insurance.
292.12	Sites with residual contamination.	292.55	Requests for liability clarification and technical assistance.
292.13	Property affected by off-site discharge.	292.57	Database of properties with residual contamination.
292.15	Voluntary party remediation and exemption from liability.	292.63	Petroleum storage remedial action; financial assistance.
292.16	Responsibility of certain municipalities acquiring closed landfills.	292.64	Removal of abandoned underground petroleum storage tanks.
292.19	Responsibility of persons conducting investigations.	292.65	Dry cleaner environmental response program.
292.21	Responsibility of lenders and representatives.	292.68	Reimbursement for disposal of PCB contaminated sediment.
292.23	Responsibility of local governmental units; solid waste.	292.70	Indemnification for disposal of polychlorinated biphenyls.
292.24	Responsibility of local governmental units; hazardous waste.	292.72	Brownfields revolving loan program.
292.25	Report on impact of exemptions from liability.	292.81	Notice; lien.
292.255	Report on brownfield efforts.		SUBCHAPTER III
292.26	Civil immunity; local governmental units.		ENFORCEMENT; PENALTIES
292.31	Environmental repair.	292.93	Orders.
292.33	Local government cost recovery cause of action.	292.94	Fees related to enforcement actions.
292.35	Local governmental unit negotiation and cost recovery.	292.95	Review of alleged violations; environmental repair and cost recovery.
		292.98	Violations and enforcement; environmental repair and cost recovery.
		292.99	Penalties.

Link: <http://docs.legis.wisconsin.gov/statutes/statutes/292.pdf>

Section 292.12, Wis. Stats. Sites with Residual Contamination

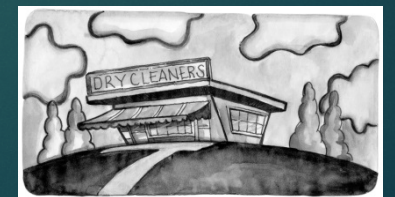
- ▶ 292.12 (1): Definitions
- ▶ 292.12 (2): Agency Authority
- ▶ 292.12 (3): Database
- ▶ 292.12 (4): Notification (for off-site properties)
- ▶ 292.12 (5) Compliance with Requirements

292.12: Sites with Residual Contamination



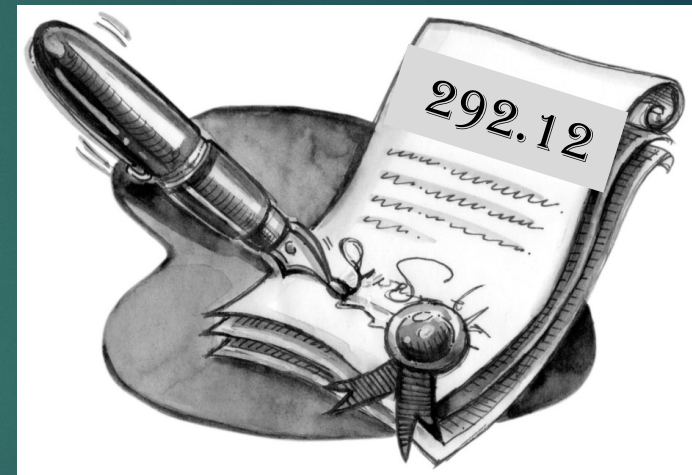
COs based on 292.12(2), Wis. Stats.


- (a) Engineering control (e.g. cap/cover)
- (b) Add'l future work, if structural impediment prevents full investigation/remediation
- (c) "Limitations or other conditions . . . In accordance with rules promulgated . . ."
 - Well installation restrictions
 - Industrial zoning required
 - Vapor mitigation required
 - Maintain site-specific land use
- (d) Requirements specific to sediment sites



Sites with Residual Contamination

292.12 (2)(c), Wis. Stats., authorizes “limitations or other conditions related to property, **in accordance with rules promulgated by the department**” to ensure protectiveness and promote economic development.





Module 3: CO Implementation

CO Implementation Steps

- ▶ Step 1 – Determine appropriate COs
- ▶ Step 2 – Generate an enforceable document
- ▶ Step 3 – Notify off-site property owners
- ▶ Step 4 – Provide information for database
- ▶ Step 5 – Approval of remedial action or closure and inclusion on WDNR database
- ▶ Step 6 – WDNR sends CO letter to source and off-site property owners



CO Implementation

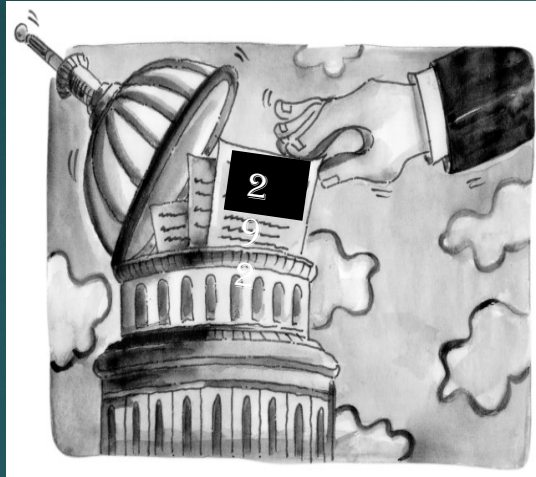
Step 1: Determine appropriate ICs

Step 2: Generate an enforceable document

Wis. Stats. 292.12(2): COs may be imposed as a condition of:

1. Approving interim/remedial action
- OR
2. Issuing a case closure letter

CO Implementation



Imposing a
Continuing Obligation
must include
a formal, written
WI DNR communication

Example: Closure Approval Letter

Bookmarks ✕

- 🔖 Closure Documents
- 🔖 Case Closure – Continuing Obligations
- 🔖 ATT A – Data Tables
- 🔖 ATT B – Maps & Figures
- 🔖 ATT C – Documentation of Remedial Action
- 🔖 ATT D – Maintenance Plan(s) & Photos
- 🔖 ATT E – Monitoring Well Information
- 🔖 ATT F – Source Legal Documents
- 🔖 ATT G – Notification to Owners of Affected Properties

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Baldwin Service Center
890 Spruce Street
Baldwin, WI 54002

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



September 28, 2018

Mr. Michael Goldstein
Ingersoll Rand – ENS Global Remediation and Transaction Manager
800 E Beaty Street, Building E
Davidson, NC 28036

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Trane Plants 4,5 and Bldg. 15
2411 East Avenue South, La Crosse, WI
BRRTS# 02-32--000037,

Dear Mr. Goldstein:

CO Implementation

Step 3: Notification of off-site property owners

If off-site properties are affected by contamination, WDNR can agree to the remedial action or closure language; however, cannot issue formal approval until after the RP provides notification to off-site property owner(s), if any.

CO Implementation

292.12(4): Affected off-site property owners receive:

1. Notification from the RP prior to closure or approval of remedial actions.
2. CO letter from the DNR at time of closure or approval of remedial actions.



Example: List of Notifications to Off-site property owners

State of Wisconsin
 Department of Natural Resources
 PO Box 7921, Madison WI 53707-7921
 dnr.wi.gov

Impacted Property Notification Information Form 4400-246 (R 10/12)

Notice: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, where specific circumstances exist at the time of case closure. This form applies to situations where: (1) the party conducting the cleanup does not own the source property; (2) contamination has impacted a neighboring property to a certain degree; and (3) not all monitoring wells can/will be abandoned at the time of closure. A letter notifying these property owners is required of the responsible party if certain circumstances exist. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) specifies those notification requirements. A model "Template for Notification of Residual Contamination and Continuing Obligations" (PUB-RR-919) can be downloaded at: <http://dnr.wi.gov/files/PDF/pubs/rr/RR919.pdf>. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS No. 02-42-000265 Activity Name Tomah Sanitary LF (SF NPL)

ID	Impacted Property Address	Parcel No.	Date of Letter	WTMX	WTMY	Letter Sent To:		Reasons Letter Sent:										
						Source Property Owner is not RP	Right of Way Government or Other Impacted Off-Site Property Owner	Groundwater Exceeds ES	Residual Soil Exceeds Standards	Cap/Engineered Control	Industrial Use Soil Standards	Vapor System in Place	Vapor Asmt Needed if use Changes	Structural Impediment	Lost, Transferred or Open Wells			
A	24081 County Highway ET	020-01209-0000	08/25/2015	478423	391730			X	X									
B	23671 County Highway ET, Front Parcel	020-01215-0001	08/25/2015	478400	391308			X	X									
C	23671 County Highway ET, Back Parcel	020-01215-0000	08/25/2015	478495	391331			X	X									
D	855 Flatter Avenue	020-01281-0000	08/25/2015	478753	391756			X	X									
E	24054 Jefferson Street (contact address 23410 County Highway ET)	020-01216-0000	08/25/2015	478903	391594			X	X									



CO Implementation

Step 4: Provide Information for database

Wis Stats. 292.12(3): Persons requesting approval must:

- 1) provide information necessary for the database, and
- 2) pay NR 749 fees



Example: Legal Documents:

Attachment F – Source Legal Documents

- F.1.a. Deed** – 1 of 9 documents that comprise the Trane Plts 4 5 & Bldg 15 TCE parcel
- F.1.b. Deed** – 2 of 9 documents that comprise the Trane Plts 4 5 & Bldg 15 TCE parcel
- F.1.c. Deed** – 3 of 9 documents that comprise the Trane Plts 4 5 & Bldg 15 TCE parcel
- F.1.d. Deed** – 4 of 9 documents that comprise the Trane Plts 4 5 & Bldg 15 TCE parcel
- F.1.e. Deed** – 5 of 9 documents that comprise the Trane Plts 4 5 & Bldg 15 TCE parcel
- F.1.f. Deed** – 6 of 9 documents that comprise the Trane Plts 4 5 & Bldg 15 TCE parcel
- F.1.g. Deed** – 7 of 9 documents that comprise the Trane Plts 4 5 & Bldg 15 TCE parcel
- F.1.h. Deed** – 8 of 9 documents that comprise the Trane Plts 4 5 & Bldg 15 TCE parcel
- F.1.i. Deed** – 9 of 9 documents that comprise the Trane Plts 4 5 & Bldg 15 TCE parcel

- F.2. Certified Survey Map** – Trane Plant 4 5 & Bldg 15 TCE parcel

- F.3. Verification of Zoning** – City of La Crosse Zoning Map

- F.4. Signed Statement**

Example: Maintenance Requirements

State of Wisconsin
 Department of Natural Resources
 dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Page 1 of 2

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name Trane Plts 4 5 & Bldg 15 TCE	BRRTS No. 02-32-000037
---	----------------------------------

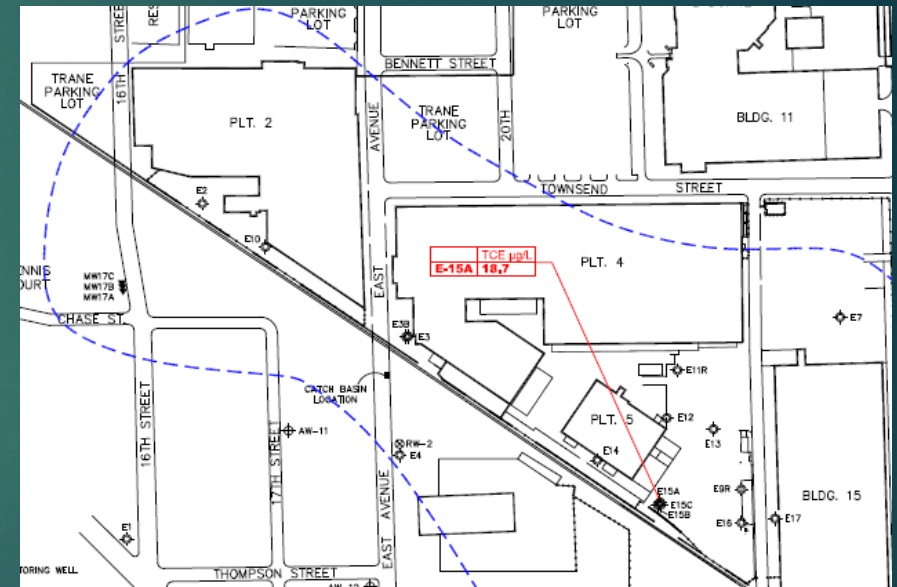
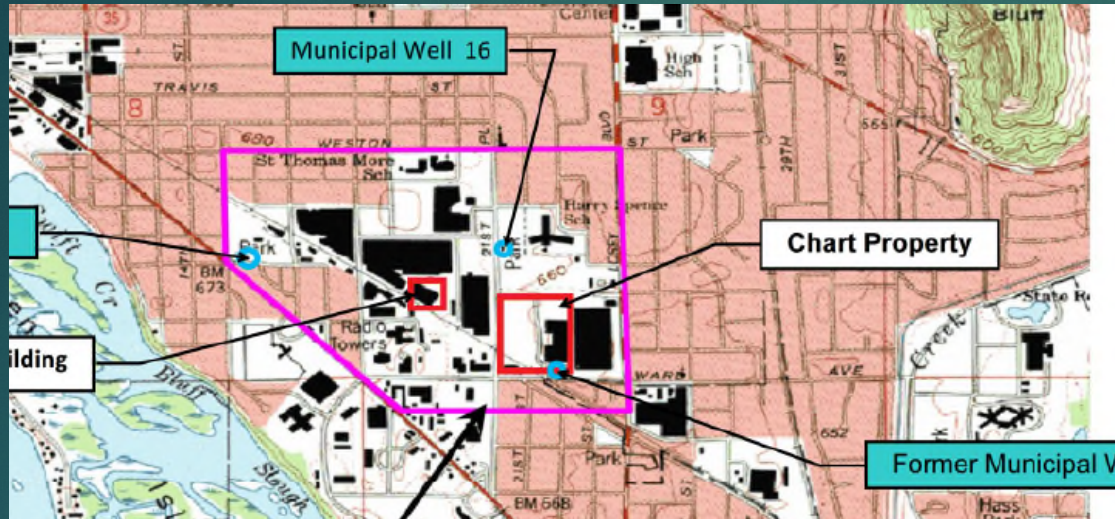
Inspections are required to be conducted (see closure approval letter):

annually
 semi-annually
 other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well				

Documentation of residual contamination



Trane Plant 7 Sub-Slab Vapor and Indoor Air Analytical Results

Compound/Parameter	CAS No.	Plant 7 Indoor Air	SS-5
		8/14/2013	8/14/2013
		Indoor Air	Sub-Slab
Volatile Organic Compounds (VOCs) (ug/m³)			
1,1,1-Trichloroethane	71-55-6	<2.72	8.27
1,1,2-Trichlorotrifluoroethane	76-13-1	<3.97	4.2
1,1-Dichloroethane	75-34-8	0.00	1.00

CO Implementation

Step 5: Approval of remedial action or closure and list on WDNR database:

<http://dnr.wi.gov/topic/Brownfields/WRRD.html>

DNR approval letter
becomes the
enforceable document



CO Implementation

Database listing includes:


- DNR approval letter (enforceable document)
- copies of notifications
- most recent deeds
- maintenance plans
- Information on residual contamination



CO Implementation

Step 6: WDNR sends CO letter to source and off-site property owners

**ALL current and future
property owners
must comply with
CO requirements**



Module 4: Database

Database

Wis. Stats. 292.12(3): Department must maintain database, available to the public, listing information on sites with COs.

- <https://dnr.wi.gov/topic/Brownfields/WRRD.html>

Business Licenses & Regulations Recreation Env. Protection Contact Join DNR Search or Keywords

Wisconsin Remediation and Redevelopment Database (WRRD)

The Wisconsin Remediation and Redevelopment Database (WRRD) (formerly called the Contaminated Lands Environmental Action Network, or CLEAN) is an inter-linked system providing information on different contaminated land activities in Wisconsin, to assist with the investigation, cleanup and eventual re-use of those lands.

There are two main ways to view information about contaminated land activities.

1. **BRRTS on the Web** - on-line database
2. **RR Sites Map** - web-based mapping system

BRRTS on the Web	RR Sites Map

Cleanup & redevelopment

BRRTS on the Web
Go to the database

RR Sites Map
Go to the mapping application

Subscribe
to cleanup and redevelopment newsletters

Related links

- Solid & Hazardous Waste Information Management System (SHWIMS)
- Currently Licensed Solid Waste Landfills in Wisconsin

BRRTS Search page

Both basic and advanced search functions are available.

Sites can be found by name, address, etc.

BRRTS on the Web

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web is a searchable database containing information on the investigation and cleanup of potential and confirmed contamination to soil and groundwater in the state of Wisconsin.

Basic Search



Basic Search

Advanced Search

[HELP](#)

Activity Name x Address [Region](#)

Municipality County Status

Activity Type Jurisdiction

Activity Number Facility ID PECFA Number

Search

Reset

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information. Please see the [disclaimers page](#) for more information. We welcome your [Feedback](#).

Search Results with Multiple Options



20 Activities found searching for: Activity Name contains TRANE				
Displaying Records 1 through 20 Grouped by Location - Sorted by Type, Status, Start Date				
Activity Number & Name (Click to view details) Address	Type - Status	Start End	Juris	County
04-32-577162 TRANE COMPANY SPILL 2213 S 20TH ST, LA CROSSE	CLOSED SPILL	2015-07-20 2016-05-11	DNR	LA CROSSE
04-32-582261 TRANE COMPANY SPILL 2213 S 20TH ST, LA CROSSE	CLOSED SPILL	2018-08-28 2018-09-21	DNR	LA CROSSE
02-32-000195 TRANE CO PLT 6 1305 ST ANDREW ST, LA CROSSE	CLOSED ERP	1990-05-03 2014-01-30	DNR	LA CROSSE
07-32-547753 TRANE CO PLT 6 1305 ST ANDREW ST, LA CROSSE	GENERAL PROPERTY		DNR	LA CROSSE
03-32-000317 TRANE CO PLT 6 1305 ST ANDREW ST, LA CROSSE	CLOSED LUST	1990-05-08 1993-11-11	DNR	LA CROSSE
09-32-296951 TRANE CO - PLT #6 METHANOL TANK 1305 ST ANDREW ST, LA CROSSE	NO ACTION REQ	1998-11-10 1998-11-10	DNR	LA CROSSE
03-32-001367 TRANE CO PLT 7 2191 WARD AVE, LA CROSSE	CLOSED LUST	1992-07-29 1999-07-12	DNR	LA CROSSE
04-32-037664 WARD AVE TRANE CO PLT #3 [HISTORIC SPILL] 2191 WARD AVE, LA CROSSE	HISTORIC SPILL	1979-05-24	DNR	LA CROSSE
03-32-000869 TRANE CO BLDG 17 3600 PAMMEL CREEK RD, LA CROSSE	CLOSED LUST	1992-10-22 1997-03-20	DNR	LA CROSSE
03-32-000221 TRANE CO BLDG 15 BLDG 15 2512 21ST PLACE, LA CROSSE	CLOSED LUST	1990-01-11 1991-08-15	DNR	LA CROSSE
02-32-000037 TRANE PLTS 4 5 & BLDG 15 TCE 2411 EAST AVE S, LA CROSSE	CLOSED ERP	1986-04-16 2018-09-28	DNR	LA CROSSE



Identify and select the site of interest

BRRTS Site page with CO Banner

BRRTS on the Web

Click the Location Name below to view the Location Details page for this Activity. Other Activities, if present, may be viewed from that page.

[Basic Search](#) > [Search Results](#) > 02-32-000195 Activity Details

CONTINUING OBLIGATIONS APPLY

Due to remaining contamination, continuing obligations apply to one or more properties. For information specific to the continuing obligations, review the [Continuing Obligations Packet \(PDF\)](#) (formerly GIS Registry Packet) linked in the Actions section below. Prior to constructing or reconstructing a water supply well, you need to contact DNR for approval of well construction specifications.

02-32-000195 TRANE CO PLT 6

CLOSED ERP

Location Name		County	WDNR Region			
LA CROSSE INDUSTRIAL PARK CORP		LA CROSSE	WEST CNTRL			
Address		Municipality				
1305 ST ANDREW ST		LA CROSSE				
PLSS Description	Latitude	Google Maps	RR Sites Map			
SW 1/4 of the NE 1/4 of Sec 29, T16N, R07W	43.8343308	CLICK TO VIEW	CLICK TO VIEW			
Additional Location Description	Longitude	Facility ID	Size (Acres)			
	-91.237681	632023590	12			
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action	
DNR RR			1990-05-03	2014-01-30	2015-06-04	
Characteristics						
PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	Continuing Obligations Apply?
No	No	No	No	No	Yes	Yes

Link to other activities at same address.



Link to CO Packet (PDF) with detailed information on COs



Link to CO Packet

2014-01-30	56	Continuing Obligation(s) Applied	
Linked to Code 56: 20140130_56_CO_Packet.pdf Click to Download or Open			
2014-01-30	232	Continuing Obligation - Residual Soil Contamination	*** AUTO POPULATED AT FINAL CLOSURE DUE TO 710 ACTION ***
2014-01-30	11	Activity Closed	
2014-01-30	236	Continuing Obligation - Residual GW Contamination	*** AUTO POPULATED AT FINAL CLOSURE DUE TO 700 ACTION ***
2014-09-03	39	Remedial Action Options Report (RAOR) Received (non-fee)	RAOR REC'D W/O FEE FOR THE LA CROSSE FOOTWEAR'S HISTORIC FILL ON-SITE.
2014-10-01	99	Miscellaneous	INFORMAL NOTICE TO PROCEED PROVIDED - XSIR AND RAOR FOR THE LA CROSSE FOOTWEAR'S HISTORIC FILL SITE
2014-10-09	148	Remedial Action Design Report Received (fee)	CH# 64374
2014-10-20	149	Remedial Action Design Report Approved	RDR APPROVED
2015-03-11	151	Remedial Action Documentation Report Received (non-fee)	
2015-04-13	181	Continuing Obligation Modification Request Received (fee)	CH# 65537
2015-04-13	710	Database Fee Paid for Soil Continuing Obligation(s)	
2015-04-30	223	Continuing Obligation Removed - Maintain Cap	
2015-04-30	101	Continuing Obligation Modification Approval	
Impacts			
Type	Comment		
Co-contamination	-		
Groundwater Contamination	-		
Soil Contamination	-		
Substances			
Substance	Type	Est Amt Released	Units
Petroleum - Unknown Type	Petroleum		



Select link to open PDF CO packet

Links to Google and RR Sites Map

CONTINUING OBLIGATIONS APPLY						
Due to remaining contamination, continuing obligations apply to one or more properties. For information specific to the continuing obligations, review the Continuing Obligations Packet (PDF) (formerly GIS Registry Packet) linked in the Actions section below. Prior to constructing or reconstructing a water supply well, you need to contact DNR for approval of well construction specifications.						
02-32-000195 TRANE CO PLT 6						
CLOSED ERP						
Location Name <small>(Click Location Name to View Location Details)</small>			County	WDNR Region		
LA CROSSE INDUSTRIAL PARK CORP			LA CROSSE	WEST CNTRL		
Address			Municipality			
1305 ST ANDREW ST			LA CROSSE			
PLSS Description		Latitude	Google Maps	RR Sites Map		
SW 1/4 of the NE 1/4 of Sec 29, T16N, R07W		43.8343308	CLICK TO VIEW	CLICK TO VIEW		
Additional Location Description		Longitude	Facility ID	Size (Acres)		
		-91.237681	632023590	12		
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action	
DNR RR			1990-05-03	2014-01-30	2015-06-04	
Characteristics						
PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	Continuing Obligations Apply?
No	No	No	No	No	Yes	Yes



RR Sites Map View (linked from BOTW)

The screenshot displays the 'RR Sites Map' web application. At the top left is the logo for the Wisconsin Department of Natural Resources. The main title 'RR Sites Map' is prominently displayed. A search bar with the placeholder text 'Search...' and a magnifying glass icon is located at the top right, next to a 'Sign in' link. Below the title bar is a navigation menu with tabs for 'Navigate', 'Draw and Measure', 'Map and Data Tasks', and 'Information'. A 'Tool Labels' toggle is visible on the right side of this menu. The central toolbar contains two groups of icons: 'Basic Tools' (including Show Map Layers, Pan, Zoom In, Zoom Out, Previous Extent, Next Extent, and Zoom to Wisconsin) and 'Find Location' (including Identify, Find Site, Search Municipality, Find PLSS, Search for Address, Bookmarks, and Plot Coordinates). On the left side, a 'Layers' panel is open, featuring a 'Filter Layers...' search box and a list of layer options with checkboxes and expandable arrows. The map area shows a street grid with several sites marked by green circles and labels. A blue callout box with the text 'I want to...' is positioned over the map. The sites shown include: WM INVESTMENTS LLC, TIRE TOWN, CP RAIL CHARLES ST SPILL REC #B3, GATEWAY FOODS, ROBINSON TRANSFER CO, TARKMAN ASSOCIATES INC, LA CROSSE FOOTWEAR PROCESS OIL, LA CROSSE FOOTWEAR #2 FUEL OIL, XCEL ENERGY INDIAN HILLS SUBSTATION, RANE CO PLT 6, CP RAIL SYSTEMS OIL/WATER SEPARATOR, CP RAIL DEPOT SPILL REC #B3, AMTRAK STATION, KWIK TRIP #812, KWIK TRIP #829, and ZZIP LUBE. The map also shows major roads like Highway 35 and various local streets.

RR Sites Map

Search... Sign in

Navigate Draw and Measure Map and Data Tasks Information Tool Labels

Show Map Layers Pan Zoom In Zoom Out Previous Extent Next Extent Zoom to Wisconsin Identify Find Site Search Municipality Find PLSS Search for Address Bookmarks Plot Coordinates

Basic Tools Find Location

Layers Filter Layers... Filter

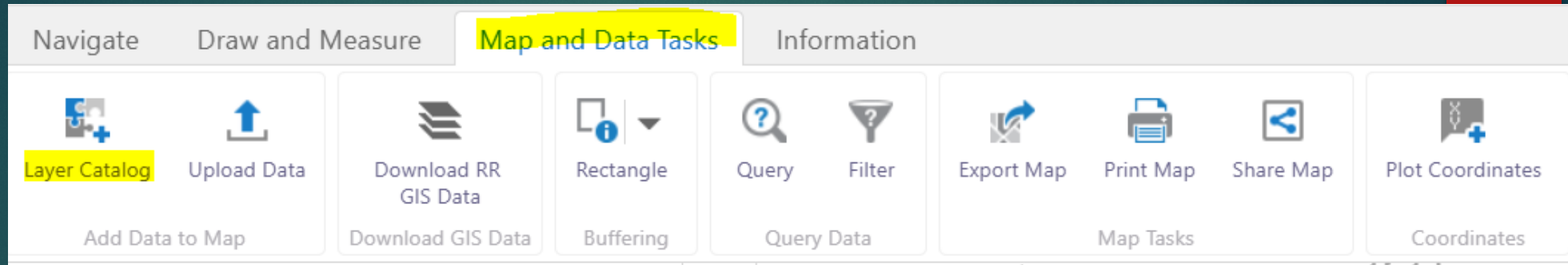
- Open & Closed Sites
- Open Site
- Open Site Boundary
- Closed Site
- Closed Site Boundary
- Additional Site Information
- Continuing Obligations Apply
- Impacted Another Property(ies)

I want to...

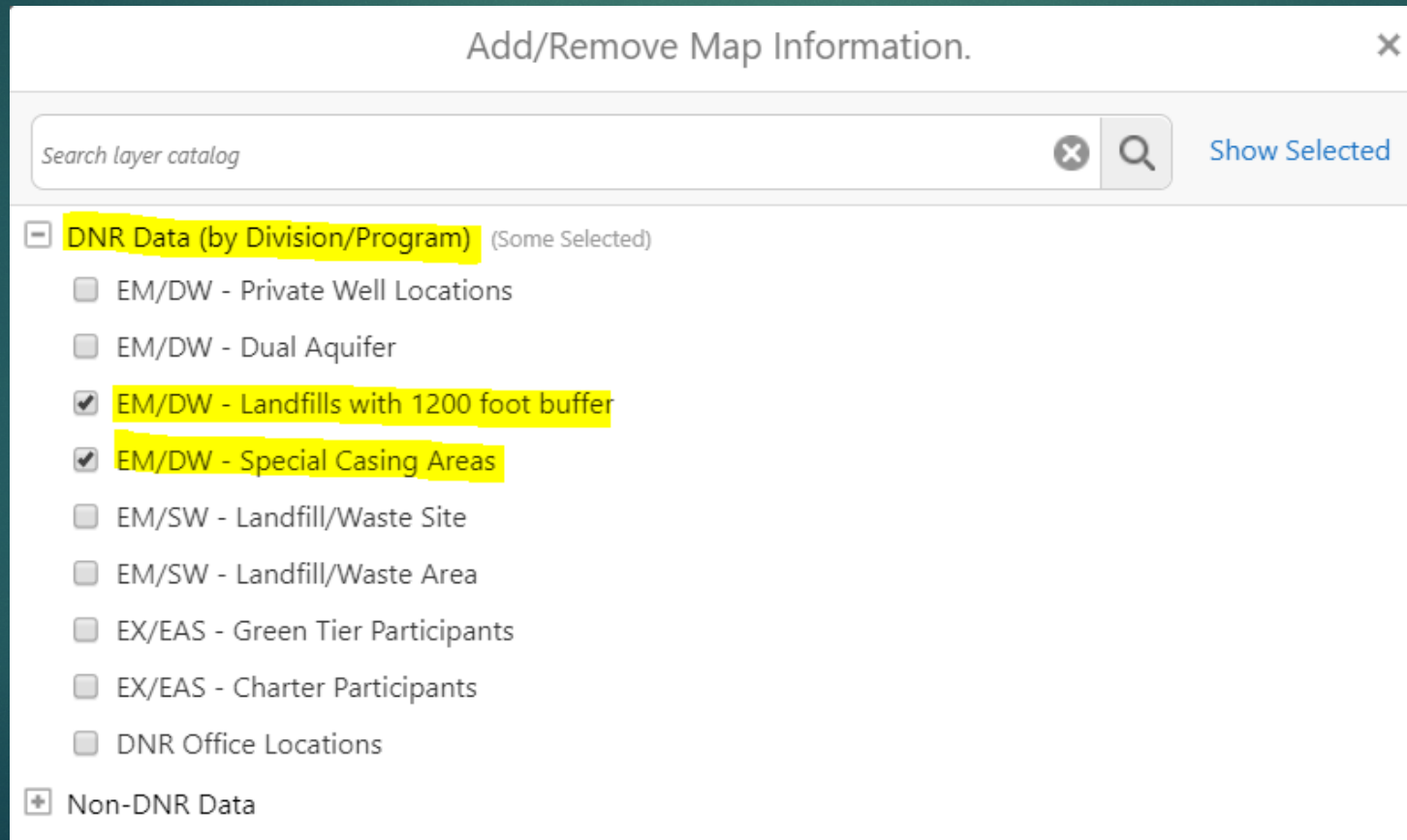
WM INVESTMENTS LLC
TIRE TOWN
CP RAIL CHARLES ST SPILL REC #B3
GATEWAY FOODS
ROBINSON TRANSFER CO
TARKMAN ASSOCIATES INC
LA CROSSE FOOTWEAR PROCESS OIL
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CP RAIL DEPOT SPILL REC #B3
AMTRAK STATION
KWIK TRIP #812
KWIK TRIP #829
ZZIP LUBE

RR Sites Map – Other Layers

1.



2.





Module 5: Long-Term Stewardship

Long-Term Stewardship (LTS)

Long-term stewardship applies to sites where long-term management of contaminated environmental media is necessary to protect human health and the environment.

Long-Term Stewardship (LTS)

Long-term stewardship generally includes:

- ▶ *establishment and maintenance of physical and legal controls,*
- ▶ *implementation entities, authorities, accountability mechanisms,*
- ▶ *information and data management systems,*
- ▶ *other resources necessary to ensure sites remain protective of human health and the environment.*

IC LTS Plan Considerations

- ▶ Legal Authority For Enforcing ICs
- ▶ Maintenance Requirements
- ▶ Location and Procedures for Accessing Records
- ▶ Communication Plans
 - ▶ Entity Responsible for Reporting
 - ▶ Events and Activities to be Reported
 - ▶ Reporting Procedures
 - ▶ Reporting Frequency
- ▶ Contingency Plans

Questions